



Barn Close, Frome

£425,000

Council Tax Band C Tax Price £1,817 pa



FOREST MARBLE
PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and call Forest Marble 24/7 to schedule your viewing of this modern semi-detached family home. Boasting a huge plot, gorgeous living spaces and four great bedrooms including en-suite, this home is fantastically well presented and can be found in a location that offers great access to shops, schools and Frome's amenities. The house itself has been extended and now offers considerable space over the two floors and you will be particularly taken by the quality of the main family living space that incorporates kitchen, dining and lounge space whilst not detracting from the cozy sitting room to the front aspect. The finish throughout is of outstanding quality as the current owners have modernised in recent years to maintain this contemporary and polished style. Follow this link to view the virtual reality tour:

<https://tour.giraffe360.com/barnclosefrome/>

What our Vendors Love

Having previously lived in this part of the town our sellers were keen to continue in that vein when they saw this home for sale. They tell us that the Critchill area is a great place to live as it is close to schools, shops and dog walks, but that this cul-de-sac particularly is filled with wonderful friendly neighbours who have added so much to the time they have spent here. We are told that on their first viewing our clients were struck by the sheer amount of space that this property offered, and not just inside. The extended living space felt massive, but the garden is so much bigger than others they had seen that they were almost sold on the strength of that alone. The home is warm and bright, courtesy of the South facing rear aspect and the open plan rooms, and the driveway suited their multi vehicle household...even enough to accommodate the work vehicles. An opportunity to downsize has now presented itself, and if all goes to plan they hope to not be moving very far away from Barn Close.

- Extended Family Home
- Four Bedrooms and En-suite
- Stunning Open Plan Kitchen Diner
- Big Rear Garden
- South Facing Garden
- Driveway and Garage Workshop
- Vendor Suited



Rooms

Porch

3'2" x 5'10" (0.98m x 1.55m)

Entrance Hall

13'10" x 5'11" (3.99m x 1.56m)

Sitting Room

14'4" x 10'11" (4.39m x 3.08m)

Kitchen Diner and Living Space

15'6" x 17'2" (4.75m x 5.24m)

Utility

8'2" x 8' (2.50m x 2.44m)

Cloakroom

2'8" x 4'8" (0.85m x 1.46m)

Garage

23'10" x 10'8" (7.04m x 3.29m)

First Floor Landing

Floor Landing

8'9" x 6'8" (2.71m x 2.07m)

Primary Bedroom & Dressing Area

22' x 10'9" (6.71m x 3.32m)

En-Suite Bathroom

7'9" x 5'5" (2.41m x 1.68m)

Bedroom Two

13'10" x 9'7" (3.99m x 2.96m)

Bedroom Three

9'3" x 10'8" (2.83m x 3.29m)

Bedroom Four

8' x 7'5" (2.44m x 2.29m)

Parking

The large driveway allows for parking of multiple vehicles. The driveway leads to the large garage that allows for addition secure parking.

Directions

From our offices turn right and continue up Wallbridge and bear right onto Portway. Cross the roundabout first exit onto Christchurch Street East until you meet the T-Junction and turn left, continue up Butts Hill and turn right onto Somerset Road. Continue along and turn left onto Critchill Road. Turn left into Barn Close, the property will be found on your right hand side.

Agent Notes

At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Radstock, Midsomer Norton and all surrounding villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything you need to help you move.





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